WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055817 DEEDWARR
Recvd: 07/31/14 16:07 2 pgs
Fees:13.00 Taxes:1629.85
20140731-0068627

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,500.00.

Affiant

Subscribed and sworn to me on July 30, 2014.

NOTARY PUBLIC
My Commission Expires: 6/21/16

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27729SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John S. Hicks, Jr. Allison W. Hicks John S. Hicks 150 Kenner Ave. Nashville, TN 37205	SAME	116-04-0-053.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rosemary Watson, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John S. Hicks, Jr., unmarried man, Allison W. Hicks, unmarried woman and John S. Hicks, married man, as joint tenants, with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 17 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, as revised and shown as Lot A on the Plan of Kenner Manor, Resub. Lot No. 17, of record in Book 3106, page 59, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on and 15' 9 1/2" from the northerly margin of Kenner Avenue and extends back 196 feet on the westerly line and 192.75 feet on the easterly line to a dead line in the rear, measuring 50.08 feet thereon.

Being the same property conveyed to Rosemary Watson by Deed from William David Sullivan, an unmarried person, of record as Instrument No. 20051005-0120227 in the Register's Office for Davidson County, Tennessee. **The undersigned Rosemary T. Watson and Rosemary Watson are one and the same** Person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 421, page 100, as amended in Book 3106, page 59, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 150 Kenner Ave., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 30, 2014.

Rosemary Watson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 30, 2014, before me personally appeared Rosemary Watson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 30, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017